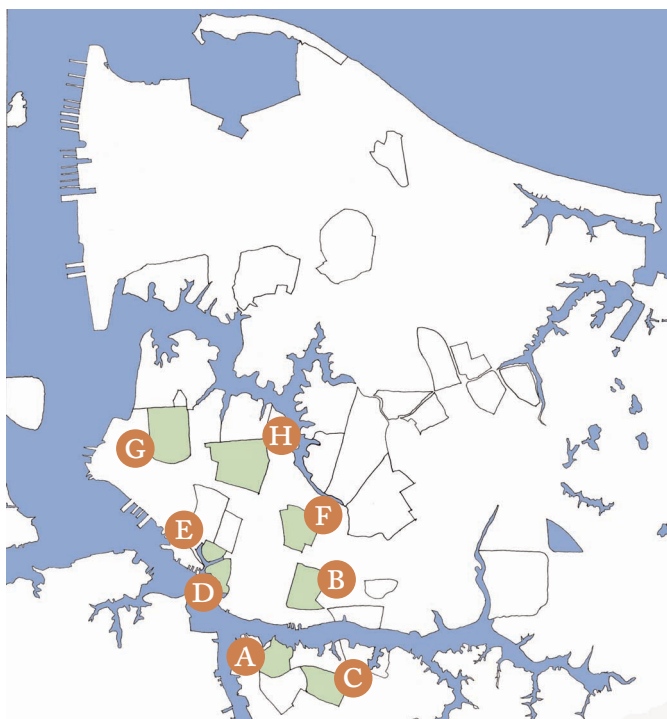


# Nineteenth-Century Neighborhoods



## Elements of Nineteenth-Century Neighborhoods

- Grid of narrow, often cobbled, streets
- Small, neighborhood parks
- Wide brick or flagstone sidewalks
- Granite curbs and historic street lights
- Mature street trees in verges or tree grates
- A step up into the front yard from the sidewalk
- Houses in traditional architectural styles
- Narrow, deep lots with closely spaced houses
- Shallow, well landscaped front yards



Built in the era of tall ships and horse-drawn carriages, Norfolk's nineteenth-century neighborhoods surround Downtown. These neighborhoods feature narrow, often cobbled streets, brick sidewalks, and shallow front yards. A step or two up into the front yard helps to define the front yard as a public-private space just outside of the public right-of-way, while broad, stately porches welcome visitors. Neighborhood building patterns, landscaping and streetscaping work together to create comfortable, intimate neighborhoods.

## Lot Patterns

### LOT SIZES

Most lots are 30 to 60 feet wide and 100 to 120 feet deep. Corner lots may be 10 to 15 feet wider to allow wrapping porches and other architectural elements to face both streets.

### FRONT YARD SETBACK

In traditional neighborhoods, houses are set back a relatively uniform distance from the street. The minor fluctuations in building setback provide visual relief in the neighborhood and usually fall within a narrow range of 10 or 15 feet. This range is called the **Front Facade Zone**. In Norfolk's nineteenth-century neighborhoods, the main body of the house is set back up to 35 feet from the front property line depending on the character of the

street. Porches may extend up to 12 feet into the front yard. Bay windows may extend up to 3 feet into the front yard.

### SIDE YARD SETBACK

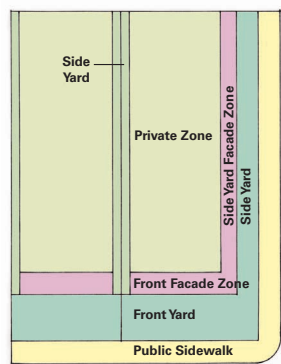
Side yard setbacks typically total no less than 6 feet between buildings. Driveways and carriage porches may require an additional 10 to 12 feet on one side of the house.

### SIDE STREET SETBACK

Houses on corner lots usually conform to the front yard setbacks of the adjacent houses on both streets.

### GARAGES & ANCILLARY STRUCTURES

Garages are located at the rear of the lot with a narrow 8- to 10-foot-wide driveway leading from the street. Individual "carriage" doors are a distinctive mark of



## Nineteenth-Century Neighborhoods

- A Brambleton (Central and South)
- B Campostella
- C Freemason
- D Ghent
- E Hardy Field
- F Huntersville
- G Lambert's Point
- H Park Place



Ghent

Analysis drawing of a typical nineteenth-century house lot